

Summary of the Board of Supervisors' Housing Committee Meeting –
May 16, 2023

On May 16, 2023, the Board of Supervisors' (Board) Housing Committee held a meeting in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. Members of the Board present for the meeting were: Supervisor John Foust, Committee Chairman; Board Chairman Jeffrey McKay; Supervisor Walter Alcorn; Supervisor Penny Gross; Supervisor Pat Herrity; Supervisor Rodney Lusk; Supervisor Dalia Palchik; Supervisor Kathy Smith. Also present was Bryan J. Hill, County Executive, Karla Bruce, Chief Equity Officer, and Ellicia Seward-McCormick, Deputy County Executive.

Progress Report and Looking Forward

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD) provided the Board with a brief snapshot of HCD's progress since the Board's last Housing Committee meeting held on February 14, 2023. Mr. Fleetwood noted there has been substantial progress on a wide variety of fronts to include new development, policy initiatives, affordable housing preservation policy and actions, and homelessness governance.

There are nearly 1,200 units under construction at this time in areas throughout Fairfax County. Similarly, the development pipeline has over 2,000 units with preservation and new production in areas all over the County. Mr. Fleetwood highlighted that financing closed on Autumn Willow (Springfield District), a new 150-unit senior housing development, and a groundbreaking ceremony is expected this summer. Additionally, construction was completed at Ovation at Arrowbrook (Dranesville District), a new 274-unit affordable housing development. A ribbon cutting ceremony was held on May 17, 2023, and leasing is now underway.

Mr. Fleetwood shared with the Board that HCD has successfully concluded a Request for Quote (RFQ) process to develop a bench of affordable housing preservation organizations, consisting of more than 20 pre-qualified providers. These providers will be able to quickly respond to preservation opportunities emerging in the market. This process was put to immediate use, as there is a current opportunity to preserve Coralain Gardens (Mason District), a 106-unit Low Income Housing Tax Credit (LIHTC) property nearing the end of its tax credit period. The Fairfax County Redevelopment and Housing Authority (FCRHA) holds the first right of refusal from a loan on the property. The owner is looking to sell, and staff are working with the owner extensively to have the transaction take place within the confines of the RFQ process.

Per the Board's direction, on April 28, 2023, HCD staff convened the Workforce Dwelling Unit (WDU) For-Sale Task Force. Staff are currently working on recommendations for the Board for the reformation of the WDU For-Sale program including evaluating the income levels served in the program, the number of units

produced and sold, and the policies and practices that would best provide an affordability range of new WDU units.

Mr. Fleetwood informed the Board that HCD staff will be presenting an Action Item to the Board for consideration on June 6, 2023, to reestablish and recharter the Continuum of Care Governing Board. Subsequent recruitment is expected which will include appointees from the Board, as well as consumers of homeless services. Additionally, there will be a very robust community engagement process as a longer-term plan is established for preventing and reducing homelessness.

HCD staff is also preparing to issue a new Notice of Funding Availability (NOFA) for affordable housing development and preservation in mid-summer 2023. A total of over \$30 million will be made available from local funds, as well as any remaining American Rescue Plan Act of 2021 (ARPA) funds. There will be a deadline of October 1, 2023, for projects planning 2024 9% LIHTC applications, otherwise applications will be accepted on a rolling basis. Funding will be available for both production and preservation, with a continued emphasis on permanent supportive housing. There will also be a competitive preference for projects committed to using FCRHA bond financing.

Several members of the Board commended staff for the progress being made by HCD. Board members noted that the County must continue to pursue opportunities to help nonprofit partner organizations as well as focus on creating more affordable housing units through innovation.

Regional Analysis of Fair Housing Impediments and Additional Fairfax County Goals

Amanda Schlener, Fair Housing Program Manager, Office of Human Rights and Equity Programs (OHREP) provided a presentation to the Board by reviewing the process by which local goals were developed and will be included in the Metropolitan Washington Fair Regional Fair Housing Plan. Ms. Schlener highlighted that in 2017, to ensure accountability, Fairfax County and surrounding jurisdictions entered a partnership with the Metropolitan Washington Council on Government (MWCOG) to review cross-jurisdictional barriers to fair housing and develop a regional fair housing plan. The participating jurisdictions include the counties of Fairfax, Arlington, Loudoun, and Prince William, Virginia, and Montgomery, Maryland as well as the cities of Alexandria, Virginia, Gaithersburg, Maryland, and the District of Columbia.

The Metropolitan Washington Regional Fair Housing Plan, formerly referred to as the Regional Analysis of Impediments to Fair Housing Choice, is a 5-year plan which identifies meaningful actions that participating local governments can take to reverse historic patterns of discrimination, promote fair housing choice, and foster inclusive communities free from discrimination. Seven overarching regional goals were identified by participating jurisdictions and are expected to be published in final form later this year.

In addition to the regional goals, eight goals specific to Fairfax County have been identified to further address the barriers outlined in the fair housing plan. The local, Fairfax County goals, which are aligned to and supplement the regional goals, were presented for community feedback, distributed widely to partners, and developed collaboratively by the Fairfax County Departments of Transportation, Planning and Development, OHREP, and HCD.

Kenneth Saunders, Director, OHREP, provided an overview of the eight local goals. Local goals one through five are to increase homeownership opportunities, increase housing choice for voucher holders, deliver more affordable housing, preserve multi-family and manufactured units, and increase awareness of existing and upcoming affordable homeownership and rental opportunities in communities of color and other communities. HCD has proposed several actions to achieve said goals to include revising the County's For-Sale WDU Policy, adopting tiered payment standards, encouraging co-location with other County facilities on County-owned sites, and supporting amendments to the Fairfax County Comprehensive Plan.

Local goals six through eight are to increase community awareness of fair housing rights by developing and providing new training and outreach activities, enforce the Fairfax County Human Rights Ordinance through testing-initiated complaints that identify areas of concern, and increase the accessibility of fair housing services for individuals with disabilities and for who English is not their first language.

Mr. Saunders explained that agencies will utilize their equity impact plans to track progress towards the local and regional goals. It is proposed that after the first year, each agency will establish measurable goals in consultation with their respective Deputy County Executive and the County's Chief Equity Officer, and results will be listed in their equity plan on an annual basis.

Draft Administrative Guidelines for Affordable Housing Preservation Update

Meghan Van Dam, Division Director, Affordable Housing Development, HCD, commenced the presentation highlighting that on March 21, 2023, the Affordable Housing Preservation Policy (AHPP) was adopted by the Board and will be added to the County's Comprehensive Plan. The goal of AHPP is one-for-one replacement of affordable units being redeveloped. Ms. Van Dam explained that the Administrative Guidelines are the next step in building the program, and will clarify the applicability of the Policy, review process, replacement goals, administration of units, and the relocation plan development.

Brianne Fuller, Affordable Housing Project Coordinator, HCD, presented information regarding the purpose of the Administrative Guidelines, as well as why they are necessary. Ms. Fuller explained in more detail how each section of the Administrative Guidelines will clarify the application of the AHPP.

Board of Supervisors Housing Committee
August 1, 2023

The anticipated next steps in the process are to gather feedback from the Board and publish the guidelines in June 2023 for a 30-day public comment period, as well as conduct additional outreach. Staff expect to follow-up with the Board in August 2023, with a public hearing planned for September 2023.